

ADDENDUM #1 TO DHHS CONSOLIDATION OF FACILITIES RFP WHICH WAS ISSUED JULY 2012

Addendum #1 to the "Lease Specifications for DHHS Consolidation RFP-July 2012" contains the following:

- Section A—Clarifications, corrections, and additional information
- Section B—Responses to Proposers' Questions
- Section C—Appendices, as referenced in the Items in Section A

When submitting proposal, care should be exercised that proposer concurrence is noted where it has been requested by the RFP or in any of the following items.

SECTION A: CLARIFICATIONS, CORRECTIONS, AND ADDITIONAL INFORMATION

Item 1: Commission Agreement. Proposers need to confirm in their proposal that they agree to the terms in the document, which will be executed at the time a lease agreement is formalized with the State. It is attached to this Addendum as **Appendix A-1**.

Item 2: Protecting confidential or proprietary information –Proposers may label specific portions of their proposals as confidential or proprietary. Information will not be disclosed if the information:

- (1) Meets all of the following conditions:
 - a. Constitutes a "trade secret" as defined in G.S. 66-152(3).
 - b. Is the property of a private "person" as defined in G.S. 66-152(2).
 - c. Is disclosed or furnished to the public agency in connection with the owner's performance of a public contract or in connection with a bid, application, proposal, industrial development project, or in compliance with laws, regulations, rules, or ordinances of the United States, the State, or political subdivisions of the State.
 - d. Is designated or indicated as "confidential" or as a "trade secret" at the time of its initial disclosure to the public agency.
- (2) Reveals an account number for electronic payment as defined in G.S. 147-86.20 and obtained pursuant to Articles 6A or 6B of Chapter 147 of the General Statutes or G.S. 159-32.1.
- (3) Reveals a document, file number, password, or any other information maintained by the Secretary of State pursuant to Article 21 of Chapter 130A of the General Statutes.
- (4) Reveals the electronically captured image of an individual's signature, date of birth, drivers license number, or a portion of an individual's social security number if the agency has those items because they are on a voter registration document.
- (5) Reveals the seal of a licensed design professional who is licensed under Chapter 83A or Chapter 89C of the General Statutes that has been submitted for project approval to (i) a municipality under Part 5 of Article 19 of Chapter 160A of the General Statutes or (ii) to a county under Part 4 of Article 18 of Chapter 153A of the General Statutes. Notwithstanding this exemption, a municipality or county that receives a request for a document submitted for project approval that contains the seal of a licensed design professional who is licensed under Chapter 83A or Chapter 89C of the General Statutes and that is otherwise a public record by G.S. 132-1 shall allow a copy of the document without the seal of the licensed design professional to be examined and copied, consistent with any rules adopted by the licensing board under Chapter 83A or Chapter 89C of the General Statutes regarding an unsealed document.

N.C.G.S. 132-1.2

Though not controlling in this matter, the provisions of 01 NCAC 05B .1501 ("Confidentiality" in Purchasing Procedures) can serve as an example of the designation under the quoted statute.

Item 3: Computer Operation Additional Specifications. **Appendix B-1** to this addendum contains the following 3 items:

- Replacement in its entirety for “Section G. Electrical, Telephone, Main Service Outlets for Computer Operations” found on pages 9-10 of the original RFP
- Replacement in its entirety for Exhibit A found on pages 17-19 of the original RFP, and
- Modifications to Exhibit B found on pages 20-22 of the original RFP.

Item 4: Additional Requirement for Warehouse and Storage Spaces: DHHS has identified that it requires additional space for warehouse, general storage and secure records storage. Any indication in the published RFP regarding these areas is changed to read as follows: DHHS requires warehouse and general storage space which totals between 35,000 and 40,000 SF during the term of the lease. The DHHS warehouse and general storage transition schedule is estimated as follows: Stage 1 Public Health (DPH) 20,100 SF and Social Services (DSS) 6,726 SF. Stage 3 (2019) will include the Services for the Blind (DSB) 11,676 SF. In addition, 32,000 NSF of archival conditioned storage space will be needed during Stage 1 of this project for secure records storage. The warehouse and storage areas are preferred to be in close proximity but not necessarily within walking distance of the main campus.

Item 5: Other Specialty Areas. **Appendix C-1** provides more descriptive information to add to the 373-page Gensler report. It is being provided for information only.

Item 6: Qualified Products List. The State of North Carolina’s Division of Purchase and Contract, Standards Section, has evaluated and determined that the brands/series of furniture as listed on the linked web sites as meeting the minimum and acceptable standards for use in State facilities. The State requires that all of the selections of furniture to be provided by the contractor to be from these QPL (Qualified Products List) lists and to be new. Used or refurbished items are not acceptable. Please find below the P&C Qualified Products List links:

Wood Bookcases	http://www.pandc.nc.gov/QPLS/q7195-7.pdf
Lateral File Cabinets (Steel)	http://www.pandc.nc.gov/QPLS/q7110-8.pdf
Vertical File Cabinets (Steel)	http://www.pandc.nc.gov/QPLS/q7110-3.pdf
Upholstered Steel Chairs	http://www.pandc.nc.gov/QPLS/q7110-17.pdf
Upholstered Wood Chairs	http://www.pandc.nc.gov/QPLS/q7110-16.pdf
Ergonomic Chairs	http://www.pandc.nc.gov/QPLS/q7110-5.pdf
Wood Desk and Side Chairs	http://www.pandc.nc.gov/QPLS/q7110-1.pdf
Modular Computer Workstations	http://www.pandc.nc.gov/QPLS/q7105-3.pdf
Cubicle Office Systems	http://www.pandc.nc.gov/QPLS/q7195-9.pdf
Wood Desks, Credenzas	http://www.pandc.nc.gov/QPLS/q7110-7.pdf
Wood Desks (Laminate Finish)	http://www.pandc.nc.gov/QPLS/q7110-2.pdf
Lounge Seating	http://www.pandc.nc.gov/QPLS/q7110-14.pdf
Open Plan Office Systems	http://www.pandc.nc.gov/QPLS/q7195-9.pdf

Item 7: Systems Furniture. Systems furniture for this proposal is defined as all modular, open plan, cubical, closed office, conference room, reception, and miscellaneous furniture required to provide for a functional office and business environment.

Item 8: Amenities. The State does not contemplate paying additional rents for amenities such as a fitness room or a child care facility. A cafeteria, grills, and vending commensurate with this size facility will be considered a desirable amenity.

Item 9: Detailed report of space requirements for DHHS. This 373 page document was compiled by Gensler, the architect working with the Tenant-Rep on contract with the State. It is attached to the email accompanying this Addendum, and is the plan and back-up to the summary which appeared in the RFP as Exhibit B. It is provided as information only. Additional, specific clarifications regarding specialty space controls over any conflicting information contained in the 373-page report. These clarifications are identified in Items 3, 4, 5, and 8 above, and in Appendices B-1 and C-1.

Item 10: Change in Requirements-Proximity to Dorothea Dix Campus. Please take note that the newspaper ad as originally published indicated proposed locations must be within 30 miles of the Dix Campus. That requirement has been removed although proximity to Dix remains a matter that will be considered by evaluators. To remove any question with respect to the status of any required proximity to Dix Campus, the RFP to which we are seeking responses and which was advertised for five consecutive days as required by statute, reads as follows:

The State of North Carolina wishes to acquire by lease on behalf of the Department of Health and Human Services (DHHS) approximately 850,000 to 1,050,000 net usable square feet (NSF) of a combination of office, public and warehouse space including parking in the greater Raleigh area in a location having convenient and easy access to major roadways. The lease will be implemented in three (3) phases beginning in 2014 as detailed below. The lease term will be for 20 years, with four (4) five (5) year renewal options required. The total campus is anticipated to be 850,000 – 1,050,000 SF. Proposed locations in close proximity of the Dorothea Dix Campus are preferred. The initial premises are anticipated to be 600,000 – 650,000 NSF, deliverable no later than June 2014. The next expansion is anticipated to be approximately 100,000 – 200,000 NSF, deliverable no later than June 2017. The last expansion is anticipated to be 150,000 – 200,000 NSF, deliverable no later than June 2019.

SECTION B: RESPONSES TO PROPOSERS' QUESTIONS

1. **Is the availability of funds on a one year or twenty year lease?** The State is signing a 20 year lease term; the availability of funds clause is standard language that is found in every state lease, and reflects provisions in the State Budget laws. See N.C. Gen.Stat. 143 C-6-8.
2. **Is there a proposed award date?** The State intends to finalize an agreement before January, 2013.
3. **Is there going to be one round of bids or multiple rounds of bidding?** Proposers are encouraged to submit their most competitive offers to lease. The State will negotiate with the presenter of the most favorable proposal based on the evaluation process set forth in the RFP.
4. **Are you going to have specific buildings that are only for specific purposes and operations that would require those buildings to have special requirements or will it all be homogeneous? Test labs or other areas that would require special specifications?** As noted in Exhibit B of the original RFP, and in the Gensler staffing report, the architect working with the Tenant Rep has prepared a staffing guide that outlines the types of space required. Much of the proposed space will be typical office space, but there are specialty areas within the proposed complex. The staffing guide that is available for all proposers details most of the specialty areas. Some spaces will involve much more public interaction and it is anticipated that they will be clustered to provide convenient public parking and access. Proposers should develop their offers based on the various square footage requirements and their review of the materials provided, with the understanding that the final detailed space plan will be developed jointly with DHHS and the Landlord.
5. **Have any state owned properties been contemplated for this project and if so, what sites?** None have been considered thus far. State-owned sites that are proposed to remain under State ownership will not be considered, such transactions requiring a process not contemplated in this RFP. Sites currently owned by the State that are presently available for sale may be considered on the same basis as privately owned sites that are not currently owned by the proposer: namely, the evaluation of a proposal on a site not owned by the proposer will include consideration of the extent to which the proposer has the unconditional legal right to take and hold title within a reasonable time after execution of a lease under this RFP and well before the State would enter into possession under that lease.
6. **Does the warehouse and storage need to be accessible by 18 wheeled trucks?** Yes. Also, refer to Item 4 on page 2 of this Addendum #1 concerning changes in warehouse and storage requirements.
7. **There appears to be a disparity between the position counts and the parking ratio required: is there a parking ratio below 5.5 per 1000 SF the Tenant will accept?** The agency has a large parking requirement and proposers are encouraged to detail the total parking they can deliver as this is a long term commitment and parking needs may change over time. Phase I will initially require no less than 4.5 parking spaces per 1000 SF; Phase II and Phase III, which will deliver in 2017 and 2019 could potentially have parking requirements of up to 5.5 per 1000 SF. Proposals should speak to the short and long term needs and how they can be met.

8. **There appears to be sufficient information provided by Tenant to allow bidders to propose a turn-key upfit in the general office areas. Is there any additional information that can be provided by Tenant to allow for a turn-key upfit in the specialty areas. If not, will allowances be accepted in these areas?** Additional detail is available in the staffing guide prepared by Gensler and this addendum and attachments. Landlord provides the space for these specialty areas, and DHHS will provide the equipment. No allowances will be acceptable.
9. **Is there a required energy efficiency improvement percentage above the current building code or ASHRAE 90.1?** No
10. **Will Tenant accept any proposals that allow for potential increases in operating expenses beyond the initial lease year such as real estate taxes, janitorial, insurance, etc?** The state will entertain a full-service lease that might include fixed increases in rent over the term. Proposers should factor increases in operating expenses into their rental rates (i.e. escalations) but the state cannot accept unbudgeted pass-throughs for operating expenses.
11. **Is proposer required to own title to its proposed building or site at the time of submittal?**
Refer to the response to question #5 above.
12. **Will Tenant accept a proposal that includes a financing contingency?** Proposers must secure financing prior to finalizing a transaction with the State. Accordingly, contingencies contained in proposed financing will be evaluated in determining the proposer with which to begin negotiations.
13. **Will a site outside of Wake County be considered for this requirement?** Yes, but proximity to Dix is preferred.
14. **Will the lease document be a state of NC form lease?** Proposers may submit a blank lease form for review by the State along with their proposals. The drafting of any lease will be done by the Attorney General's Office.
15. **Will the state be responsible for the installation of its data, wireless, phones, and other communication equipment?** As set forth in the RFP, the proposer shall furnish and cable the space, and meet the other space requirements. The state will install its own communication equipment.
16. **At what point does the 20 year lease commence?** No later than June 30, 2014.
17. **For the test fit, who will provide the details from Exhibit B for the appropriate or required adjacencies of the functions or operations and provide the location of the required support areas within the various DHHS groups? For example, where will the IT equipment or computer room be located?** The Landlord's architect should submit a recommended test fit, but input regarding adjacencies for will be provided by the State during negotiations prior to finalizing space plans.
18. **What is the difference between "Mission Critical" and "Mission Specific Support"?** The Gensler report, which details the staffing requirements, defines "Mission Specific support" on its

page 10. Mission Critical are those functions required (by law or necessity) which must be available to internal agency operations, citizens and customers, suppliers, and others with minimal disruption; the determination of criticality is based on the potential consequences if the services cannot be provided even for short periods of time.

SECTION C: APPENDICES TO ADDENDUM

Appendix A-1 – Commission Agreement

Appendix B-1 -- Computer Operation Additional Specifications – Replacement Pages for RFP; Base Building Minimum Standards Changes – Replacement Pages for RFP; Modifications to Chart, Exhibit B of RFP

Appendix C-1 – Other Specialty Area General Information

Appendix A-1 – CO BROKERAGE COMMISSION AGREEMENT

TO: _____ (Property Owner/Proposer)

FROM: Thomas Linderman Graham Inc. dba Grubb & Ellis|Thomas Linderman Graham

RE: Schedule of Commissions for brokerage of Leases for the State of North Carolina - Department of Health and Human Services in the Greater Raleigh Area.

DATE: August __, 2012

1. **RATES**
Three and one half percent (3.5%) of the gross aggregate rental for initial fifteen (15) years of the lease agreement shall be paid to Thomas Linderman Graham Inc. as outlined herein.
2. **TIME OF PAYMENT**
Commissions on lease transactions shall be payable as follows: One-half will be paid on the delivery of the lease document executed by the Tenant and Landlord and the other half upon lease commencement or occupancy of the demised premises by the Tenant, whichever first occurs.
3. **EXPANSION**
If a Tenant leases any other space from the Landlord as an expansion pursuant to an option or right contained in the lease other than the pre-determined scheduled/phased expansions set forth in the initial lease term, and if Thomas Linderman Graham Inc. is actively involved in negotiating the expansion, the Landlord shall pay commissions to Thomas Linderman Graham Inc. equal to three and one half percent (3.5%) of the rental payable for the expansion. The commission shall be due and payable at the time of exercising the option to expand.
4. **COMPUTATION OF RENTAL**
Commissions will be computed in accordance with the above rates based upon the gross rental as set forth in the lease, including additional rental escalations.
5. **SALE OF LANDLORD'S INTEREST**
In the event of a sale or other conveyance of disposition of the Landlord's interest in the property, Landlord shall continue to be responsible to pay the agent the commissions due pursuant to this schedule and, in addition, Landlord shall obtain from the grantee of Landlord's interest, and provide to Thomas Linderman Graham Inc., a written agreement pursuant to which the grantee shall assume the Landlord's commission obligations under this schedule.
6. **COMMISSION REBATE**
A percentage of the commissions paid to Thomas Linderman Graham Inc. shall be rebated to the State of North Carolina to offset costs associated with this lease transaction.
7. **CONFIDENTIALITY**
The parties hereby acknowledge that all terms and provisions of this agreement and all aspects of the negotiations regarding the execution and delivery of the same are strictly confidential and, as between the parties, constitute valuable proprietary information of the Landlord and Thomas Linderman Graham Inc. Both parties covenant and agree not to deliver a copy of any proposals, lease agreements, or to disclose the terms thereof, or to divulge the substance of any negotiations regarding the same to any third party without all parties' knowledge and permission and agree to direct all contact with the Tenant through Thomas Linderman Graham Inc. unless otherwise provided in the Request for Proposals published by the State of North Carolina with respect to such transaction. Notwithstanding the foregoing, the parties to this agreement understand and agree that many of the documents generated during the course of proposals and negotiations with respect to the potential leases first set forth above will be received by or forwarded to the tenant, State of North. All such documents are subject to disclosure as provided in N.C. Gen. Stat. Chpt. 132 except to the extent that such documents constitute confidential information as provided in N.C. Gen. Stat. § 132-1.2

Property Owner/Proposer:

By:

Name:

Title:

Date

THOMAS LINDERMAN GRAHAM INC.

J. Rex Thomas, CPM, SIOR
Chairman, CEO

OR

John B. Linderman, Jr., SIOR
President, COO

Date

Please submit an executed copy of this agreement with your proposal

Appendix B-1

Appendix B-1 -- Computer Operation Additional Specifications – Replacement Pages for RFP

Sec. G, as found on pages 9-10 of the RFP issued July 10, 2012:

G. Electrical, Telephone, Main Service Outlets for Computer Room and LAN/Telcom which are cited in Exhibit B of the Original RFP, dated July 10, 2012:

1. All Telecommunications wiring/cabling will be in accordance with the State of North Carolina STS1000 Telecommunication Wiring Guidelines. The only exception to this is that the wording concerning Category 6 Augmented cable as “highly recommended” is changed to “required”.
2. All requirements within this section are designated as “mission critical” and must be fully functioning on a 24x7x365 basis.
3. The Landlord shall provide as part of their proposal documentation regarding their approach to provision of Uninterruptible Power Systems (UPS) and other means proposed to ensure continuity of system support
4. All flooring within the Computer Room and the LAN/Telecom Rooms shall be VCT.
5. The Landlord will provide as part of his proposal a statement on the availability of two telecommunications providers that shall support the demarcation requirements of a fiber based 1 GB transport service offering.
6. Dedicated 30 amp 110 volt circuit with isolated grounds are to be provided as required at no cost to Tenant in the 42 LAN/Telecom rooms. Outlets to be installed 36” from the floor.
7. The Landlord shall provide conduits with pull strings from the property telecommunications box to the Computer Room. There shall be a minimum of (3) 4” conduits and (6) 2” conduits.
8. The Landlord shall provide conduits with pull strings between the Computer Room and each of the 42 LAN/Telecom rooms. There shall be a minimum of 2 of these conduits from the Computer Room to each of the LAN/Telecom rooms.
9. The Landlord shall provide HVAC to each of the LAN/Telecom rooms sufficient enough to maintain a constant temperature between 68 degrees and 74 degrees Fahrenheit and a humidity level at 45% dry bulb humidity (+ or – 5%)
10. The doors that lead into the Computer Room, Storage/Check Printing. And IT Equipment Support Space shall be double-wide and a minimum of 84” tall
11. The Landlord shall provide sufficient power panels/sub-panels within the Computer Room (1000 sq. ft.) to allow for a electrical load design of 75 watts per sq. ft.
12. Power distribution to the Computer Room equipment shall be in shielded raceways that are above the rack-mounted computer equipment.
13. The Landlord shall provide HVAC chilled water to the Computer Room in order to feed Tenant supplied “in row” cooling units for the Computer Room rack mounted equipment. The cooling load should be designed to dissipate the heat created by the 75 watts per sq. ft. electrical load. Exhaust venting shall be sufficient to remove the heated exhaust from the in-row cooling units.
14. LAN and computer rooms shall be located in interior spaces.

Appendix B-1 (continued)

15. Equipment Storage/Check Printing (Mandatory in new and existing buildings):

- Space must be on the ground floor, with loading docks capable of moving stock with electric pallet jacks. Space shall be capable of being secured at all times.
- Power, HVAC, security, and IT requirements are the same as the Computer Room with capacities matched to the space.

Replace Exhibit A (found on pages 17-19 of original rfp), with the following IN ITS ENTIRETY.

Exhibit A

Base Building

Minimum Standards

The office space shall meet all North Carolina State Building Codes. In addition to meeting all requirements of reviews and inspections of the local Authority Having Jurisdiction, all new and existing space will be reviewed and inspected by the State Construction Office and the Tenant to ensure mission critical requirements are met. The following requirements and specifications are above the minimum Code requirements and define the Office Condition of the proposed building preferred by the Tenant. Items identified as mandatory are to be provided for new or existing buildings as indicated below. The Landlord shall provide a list of all sustainable concepts that have been incorporated into the design and construction of the building. The Tenant shall not be required to conform to any LEED standards in the design and construction of its premises.

STRUCTURE

1. Reinforced concrete or steel frame with composite type steel deck and concrete infill. Structural floor slab system to allow core drilling where required by tenant's workstation layouts. (Mandatory for new and existing)
2. Exposed concrete or steel columns unfinished.
3. Structural column bays no smaller than 30' x 30' with preference towards tenant floors uninterrupted by columns for maximum flexibility in tenant's workstation layouts.
4. Floor Height, Slabs & Reinforcement:
 - Slab-to-slab height adequate to allow nine foot (9'0") clear finished ceiling heights Above Finished Floor (A.F.F.). (Mandatory for new and existing)
 - Floor levelness and flatness shall meet ACI specifications for the appropriate classification of concrete slabs.
 - Office area loading capacity minimum: 80 psf live + 20 psf dead = 100 psf total. Some structural bays with additional reinforcement to support heavy concentrated loads (~150psf) for floors of the building as needed to meet Tenant requirements. Locations of reinforcing to be mutually agreed by Landlord and Tenant. (Mandatory for new and existing)

VERTICAL TRANSPORTATION ELEVATORS

1. Quantity and design for forty five (45) second maximum interval and 15% population handling capacity. Elevators to have center opening doors. Provide minimum number of elevators required by code. All elevators shall serve all floors scheduled for tenant occupancy.
2. Passenger elevators shall serve all parking levels or separate parking shuttle elevators shall serve all parking levels from the Main Lobby.
3. Passenger elevators shall be minimum 3,500 lb. capacity. Parking shuttle elevators shall be minimum 3,000 lb. The dispatch interval during up peak is not to exceed 45 seconds.
4. At least one elevator cab shall be constructed to serve as a freight elevator with oversized cab and be positioned to serve "back of the house" functions. The freight elevator shall serve floors from the loading dock through the top tenant floor.
5. Interior finish for cabs shall be at the quality and level for buildings in the primary business districts of the market served.
6. Elevator call push buttons and directional lanterns with LED lighting.
7. Individual floor programmable lock-off/controlled access capability with all controls, wiring, connections and devices included.
8. Access control of elevator cabs from security desk by issuance of access control card or some other mechanism mutually agreed to by Landlord and Tenant.

INTERIOR FINISHES/ELEMENTS

Landlord shall design and provide the construction of the restrooms, core utility rooms and exit stairwells as required.

1. Restrooms: (All are mandatory for new buildings only, except as noted below).
 - Ceramic Tile flooring.
 - Ceramic, stone or porcelain tile up to six feet above finished floor with wall covering above.
 - Ceiling- GWB or quality ACT (planks or large tile) with GWB soffits/bulkheads.
 - Wall hung toilet fixtures with automatic flush sensors and valves.
 - Ventilation per current codes as a minimum.
 - Under hung lavatories with monolithic stone, countertops, porcelain bowls with automatic water dispensing sensors, and tempered water.
 - All toilet accessories to include but not be limited to, mirrors, dispensers, receptacles and handicap accessibility/support mechanisms. (Mandatory in new and existing)
 - Toilet partitions shall be full height.
 - A minimum of 4 shower stalls with changing areas for use by tenants will spread throughout the campus. Location to be determined by tenant. (Mandatory in new and existing)
2. Ceilings / Lighting
 - Ceiling Grid: 2x2 ACT (mandatory for new buildings only).
 - Lighting: Either 2x2 or 2x4 direct/indirect fixtures.

Miscellaneous (All are mandatory for new buildings):

- Full height solid core doors with square profile aluminum frames in tenant specified finishes.
- All columns shall be finished with gypsum board and 2-1/2-inch metal studs or an equivalent or comparable finish.

HVAC

1. System Performance: (Mandatory in new and existing)
 - Outdoor Conditions: per current ASHRAE guidelines (1.0% outdoor criteria).
 - Indoor Conditions:
 - Winter: 72 degrees DB (+/- 2 degrees)
 - Summer: 74 degrees DB (+/- 2 degrees), 50% relative humidity (+/- 5 percent)
 - Internal heat gain based on actual occupancy load.
2. Direct Digital Automatic Temperature Control (DDC) / Building Automation System (BAS), including: (Mandatory in new and existing)
 - DDC control and status of all base building equipment.
 - Remote monitoring of the equipment, including equipment in Mission-Specific space, within the tenant space.
3. Testing & Balancing: Certified air & water balance for entire base building/core HVAC system. Landlord agrees to supply the Tenant with a copy of the final certified air and water balance reports for their review. (Mandatory in new only)

PLUMBING

1. Fixtures:
 - Under hung oval lavatories with hands-free automatic water dispensing sensors and tempered water.
 - High velocity automatic hand dryers will be incorporated.

ELECTRICAL

1. Install at no additional cost including cabling and connection individual dedicated circuits for owner furnished office equipment such as copiers. Circuits may be 120 volts or higher, as required to support the equipment. (Mandatory in new and existing)
2. Minimum electrical raceway shall be MC Cable.
3. Plenum rated F/A cable may be used.
4. All data cabling will be installed in ceiling supported Data cabling racks along corridors. (Mandatory in new construction)
5. Building will have complete addressable Fire Alarm System per SCO Guidelines. (Mandatory in new and existing)

SPRINKLER

1. Dry pre-action sprinkler systems shall all be installed in mission-critical areas to include but not limited to LAN/Telcom Rooms, Computer Room, Storage/Check printing, medical supplies and Vital record rooms. (Mandatory in new and existing)

Exhibit B (chart found on pages 20-22 of original RFP), is modified as noted below:

Under Mission - Specific Special Section (Page 21), modify Chart as follows:

- Delete IT Equipment (Computer Room) Line, 15,000 NSF, Quantity 1 and 15,000 USF, in its entirety.
- Modify Equipment Storage/Check Printing space Line from 6,000 NSF to 12,000 NSF, Quantity 1, and 12,000 Total USF.
- Add IT Equipment Support Space Line, 8,500 NSF, Quantity 1, and 8,500 Total USF

Appendix C-1 – Other Specialty Area General Information

As noted in Item 5: Other Specialty Areas, the following is intended to provide more descriptive information to add to the 373- page Gensler report regarding certain specialty areas. It is being provided for information only.

1. Vital Records

Vital Records provides walk up service to the public so it needs to be isolated from other areas but still publically accessible.

It will require a ground floor location for public access and public parking as some level

As you know Vital Records has been through several studies by the Legislature, the Department and Property and Construction.

Vital Records has special needs as it is one of the more valuable historical archives in the state and it serves the general public and regional offices on a day to day basis.

It also has a need for a secure storage Vault that helps protect valuable historical records, etc. It should also have good environmental controls.

Vital Records should have a segregated bandwidth or high QOS on WAN and LAN availability.

2. Health Hazard Control Unit as part of Environmental Health

This area provides services to the public and needs to be accessible, better at ground level so as not to disrupt business otherwise if possible.

3. Forensic Test for Alcohol

This unit needs to be **accessible to the State Highway Patrol Troopers** along with Forensic Bus (4) parking

This unit needs to have ground level secured storage associated with its special needs.

4. Vaccines

We have a unit that requires space for specific refrigeration of vaccines and monitoring.

The room has to be environmentally controlled with specific emergency generator backup along with lighting and surge protection.

It has to be specifically secured with very limited access.

For the following, there is Designation of Public Health as part of Emergency and Homeland Security, Emergency Preparedness measures. This is because DPH is associated with the Public's Welfare and Safety during all hazards Emergency Response. Physical sites along with infrastructure should accommodate such practices. For instance we have done as much isolation of core infrastructure by location as possible in order to ensure that a Public Health site is availability in the worst of times along with independence of unrelated less important common services that might impact availability of people and their technical needs. Our Public Health BCP is also built around these needs.

5. Office of Preparedness and Response as part of EPI in proximity of Emergency Management

This is part of the National Security posture for the National Public Health Welfare and Safety.

It has FCC Telecommunications Service Priority (TSP) designations.

This is a 24x7x365 type facility utilized in all hazard Emergency Response

It is supported also by the PHIN systems infrastructure such as the Health Alert Network (HAN)

Needs Public Health Readiness Room with isolation of services like Power/Generator

Needs priority of service internal LAN isolation and external WAN priority of service and backup path

Priority access to files and internet

Needs Federal Designation on internal phone and data lines as part of HomeLand Security

Telecommunications Service Priority designation

6. Public Health Information Network (PHIN) Tertiary site

This site is part of Preparedness and Response/Emergency Response three site infrastructure and is a 24x7x365 priority facility, approved by ITS, PHIN is redundant with four to five nines availability.

This particular area is completely isolated from all other internal or external network infrastructures, managed independently from firewall back (approved by ITS) of all common services that would impact its availability. The area has its own WAN paths with separate provider path backup for emergency, and is part of a three separate site PHIN infrastructure

It requires as much isolated power, separate cooling and generator backup as possible. It should not be tied to less important services.

Its availability should not be tied to a common service or scheduled maintenance windows of any type due to requirement to be available. The concept is availability all the time.

It is a separate network and considered part of the National Security posture for the National Public Health Welfare and Safety.